

**ORDINANCE NO. 09-29**

ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK, AS ATTESTING WITNESS, ON BEHALF OF THE CITY OF HIALEAH, TO ENTER INTO A LEASE AGREEMENT WITH THE SOUTH FLORIDA AUTISM CHARTER SCHOOLS, INC., A FLORIDA NONPROFIT CORPORATION, TO LEASE APPROXIMATELY 5,638.9 SQUARE FEET OF FLOOR SPACE WITHIN THE COMBINED LOCATION OF THE POLICE SUBSTATION NO. 5/WEST E-LIBRARY FACILITY LOCATED AT 7400 WEST 24 AVENUE, HIALEAH, FLORIDA AND THE SLADE PARK RECREATION BUILDING LOCATED AT 2501 WEST 74 STREET, HIALEAH, FLORIDA, TO OPERATE A K THROUGH 8<sup>TH</sup> GRADE SCHOOL FOR 81 AUTISTIC CHILDREN, FOR ONE YEAR, COMMENCING ON AUGUST 1, 2009 THROUGH JULY 31, 2010, AT AN ANNUAL RENT OF \$45,000, PAYABLE IN EQUAL MONTHLY PAYMENTS OF \$3,750 PLUS THE CONSTRUCTION OF FINISHED CLASSROOM SPACE ON THE SECOND FLOOR OF THE POLICE SUBSTATION NO. 5/ WEST E-LIBRARY FACILITY, WITH A ONE-YEAR OPTION TO RENEW AT AN INCREASED ANNUAL RENT OF \$67,667 UPON AGREEMENT OF THE PARTIES, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF IN SUBSTANTIAL FORM AS EXHIBIT "1"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, it is in the best interest of the City to enter this lease to the South Florida Autism Charter Schools, Inc., a nonprofit corporation ("SFACS"), for the operation of a school for 81 autistic students; and

**WHEREAS**, SFACS is in critical need of temporary operating space for one or two years while in search of a permanent location in Hialeah and the City desires to assist SFACS in order to achieve that goal, including use of administrative office, storage and meeting space on the second floor of Police Substation No. 5/ West E-Library facility prior to the commencement of the school year and during the time that the classroom space will be completed; and

**WHEREAS**, the City, in view of the important educational need that SFACS intends to fulfill, will also receive income that will be used to benefit the Hialeah Library System.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

**Section 1:** The City of Hialeah, Florida hereby authorizes the Mayor and the City Clerk, as attesting witness, on behalf of the City of Hialeah, to enter into a Lease Agreement with the South Florida Autism Charter Schools, Inc., a Florida nonprofit corporation, to lease approximately 5,638.9 square feet of floor space within the combined location of the Police Substation No. 5/West E-Library facility located at 7400 West 24 Avenue, Hialeah, Florida, and the Slade Park Recreation Building located at 2501 West 74 Street, Hialeah, Florida, to operate a K through 8<sup>th</sup> Grade school for 81 autistic children, for one year, commencing on August 1, 2009 through July 31, 2010, at an annual rent of \$45,000, payable in equal monthly payments of \$3,750, plus the construction of finished classroom space on the second floor of the Police Substation No. 5/West E-Library facility, with a one-year option to renew, at an increased annual rent of \$67,667 upon agreement of the parties, a copy of which is attached hereto and made a part hereof in substantial form as Exhibit "1".

**Section 2: Repeal of Ordinances in Conflict.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3: Penalties.**

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

**Section 4: Severability Clause.**

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

**Section 5: Effective Date.**

This ordinance shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the

Mayor's signature is withheld or if the City Council overrides the Mayor's veto.


PASSED and ADOPTED this 28<sup>th</sup> day of April, 2009.

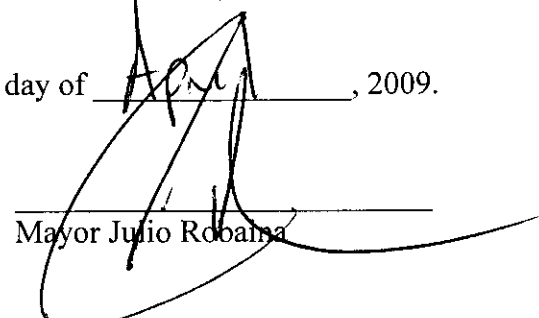
THE FOREGOING ORDINANCE  
OF THE CITY OF HIALEAH WAS  
PUBLISHED IN ACCORDANCE  
WITH THE PROVISIONS OF  
FLORIDA STATUTE 166.041  
PRIOR TO FINAL READING.

  
Carlos Hernandez  
Council President

Attest:

Approved on this 28 day of April, 2009.

  
Rafael E. Granado, City Clerk

  
Mayor Julio Robaina

Approved as to form and legal sufficiency:

  
William M. Grodnick, City Attorney

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Ordinance was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue, Garcia-Martinez, Gonzalez, Hernandez, and Yedra voting "Yes".

## LEASE

THIS LEASE is made and entered into this 30 day of April, 2009, by and between South Florida Autism Charter Schools, Inc., a Florida nonprofit corporation ("Tenant"), 4300 N. University Drive, Suite C-201, Sunrise, Florida 33351, and the City of Hialeah, Florida, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida, 501 Palm Avenue, Hialeah, Florida, 33010-4789 ("Landlord").

For and in consideration of the mutual covenants contained herein, Landlord and Tenant agree with each other as follows:

1. **Premises.** Landlord leases to Tenant and Tenant leases from Landlord the Premises ("Premises") depicted on the site plan or Exhibit "1" which is attached hereto and made a part hereof, consisting of approximately 5,638.9 square feet of floor space within the Police Substation No. 5 /West E-Library facility, 7400 West 24 Avenue, Hialeah, Florida, and the Slade Park Recreation Building located at Carl Slade Park, 2501 West 74 Street, Hialeah, Florida. The use and occupation by Tenant of the Premises shall include the nonexclusive use of the parking areas ("Parking areas"), at all times subject to the terms and conditions of this Lease. The Landlord will also identify an area of the Premises for the nonexclusive use of the Tenant's employee parking for a maximum of 30 parking spaces as depicted in the staff parking diagram and parking spaces for 5- to 10-minute parking for parents to drop-off students in two areas as depicted on the student stop-off diagram, a copy of the student drop-off and staff parking diagrams is attached hereto and made a part hereof as Composite Exhibit "2".

2. **Term and Options to Renew:** The term of this Lease shall be for a term of one year, commencing on August 1, 2009 through June 30, 2010. The Tenant shall have use and access of two rooms on the second floor labeled A in Composite Exhibit 1, having a square footage of 411.4 square feet, commencing on July 31, 2009. The Tenant shall have use and access of built-out completed classroom space on the second floor labeled B in Composite Exhibit 1 having a total square footage of 1,719.10 square feet, commencing on August 1, 2009. The Tenant shall have the use and access for lockers and storage space on the second floor labeled C in Composite Exhibit 1 having total square footage of 209.10 square feet, commencing June 1, 2009. The Tenant shall have the use and access of completed classroom space on the first floor labeled D in Composite Exhibit "1", having a total square footage of 550 square feet. The Tenant shall have the use and access of completed classroom space on the first floor labeled E in Composite Exhibit "1", having a total square footage of 950.70 square feet located at Slade Park Recreation Building. The Tenant shall have use and access from 7:00 am to 2:45 pm of space within the E-Library on the second floor labeled F in Composite Exhibit "1", commencing on June 1, 2009, having a total square footage of 1,798.60 square feet. The lease spaces depicted in the diagrams labeled A, B, C, D and F in Composite Exhibit 1 are located at the Police Substation No. 5 /West E-Library, 7400 West 24 Avenue, Hialeah, Florida. The lease may be renewed at the option of the Tenant, provided the Tenant is in compliance with the provisions of this lease for one additional year commencing one day after the initial term expires. For open houses and evening events, the Tenant shall provide a written schedule of dates and times to be reviewed and approved, at the discretion of the Landlord.

3. **Base Monthly Rent:** Tenant shall be pay the Landlord at the address set forth in section 23 hereof, or to such other person or such other place as directed from time to time by notice to Tenant from Landlord, the base monthly rent shall be \$3,750.00 plus payment of taxes, if any and insurance, with a total annual rental sum of \$45,000.00 for the first year, payable in equal monthly payments of \$3,750.00 due on the first day of each month commencing on August 1, 2009 and ending on July 1, 2010. For the second year if the lease is renewed, the base monthly rent calculated at \$12.00 per square foot of floor space, which represents the annual sum of \$67,667.00, plus payment of taxes, if any, and insurance. During the renewal period, if the parties agree to such renewal, the base rent shall be paid in 11 equal monthly payments of \$5,638.90 commencing on August 1, 2010 and ending with a final and 12<sup>th</sup> payment of \$5,639.10 due on July 1, 2011. The Tenant is responsible for any other taxes, including, but not limited to, sales tax on rental receipts, intangible taxes, excise and use taxes, unless tax-exempt. The Landlord shall fully cooperate with the Tenant in any effort made by the Tenant to seek an exemption of the taxes identified herein. The Landlord shall insure the building, but Tenant is responsible to insure the contents. If the Landlord sends a notice to pay rent to the Tenant, at an address other than stated in Article 23, the Landlord must send such notice by certified mail, return receipt requested and obtain a signed receipt as proof of service.

4. **Tenant responsibility for finished space.** Tenant shall pay for the construction and be responsible for the construction of the finished space, a copy of the Scope of Work is attached hereto and made a part hereof as Exhibit "3".

5. **Utilities:** With the exception of outdoor illuminations and the maintenance of all exterior areas and parking areas, the Tenant shall pay any and all charges for telephone and no other utilities used on the Premises directly to the providers of same promptly as and when due, including, but not limited to, any and all required fees and deposits for service.

Tenant shall have the right to contest any tax, insurance, maintenance or repair charge but while doing so, will be required to make such payment or file such application as to prevent a default or delinquency in payment of such matter from occurring.

6. **Taxes and Insurance:** Tenant shall pay to Landlord as Additional Rent (i) the amount of real estate taxes, if assessed, for the Premises for each lease year and (ii) All sales, use or excise taxes imposed, levied or assessed against the rent or any other charge or payment imposed by governmental authority other than real estate taxes. Sales tax, if applicable, shall be paid each month concurrently with the rental payment. Tenant shall pay such other amounts to Landlord within 30 days of delivery of the tax bill to Tenant. If the Tenant is tax-exempt, the Tenant shall provide proof of the tax exemption. The Tenant is responsible for payment of insurance as provided in Article 17.

7. **Use:** The Premises shall be used as a school for autistic children in grades K through 8<sup>th</sup>. It is estimated that the school will serve 81 students during the first year of operation.

8. **Maintenance and Repair.** Tenant shall at all times, and at Tenant's expense, maintain the Premises, including bathrooms that used by student and faculty, in a clean, orderly,

tenantable and sanitary condition, and including the maintenance of a pest, termite and organism extermination service for the Premises. Tenant shall return the Premises at the end of the Term in good order and repair, reasonable wear and tear excepted. Tenant shall arrange and pay for garbage pickup from the Premises as approved by the City of Hialeah Superintendent of Solid Waste. Landlord's obligation shall be to keep the Parking Areas and Building structurally sound, including maintenance and repair of exterior walls, structural support and foundation, glass windows, doors, heating, permanent interior walls, ventilation and air conditioning, plumbing, electrical and sewage facilities, and to maintain the roof of the Premises free from leaks and in watertight condition except that Landlord shall not be responsible to make any such repairs made necessary by any act or neglect of Tenant or any person invited or employed by, or under the control of, Tenant. Landlord shall service and maintain all parking areas, outdoor lighting, exterior surfaces, including painting, and green areas and landscaping.

9. **Access to Premises.** Tenant shall permit Landlord, and Landlord's agents and independent contractors, during customary business hours and upon reasonable advance notice to the Tenant, or at any time which Landlord reasonably deems an emergency situation, to enter the Premises for (i) the purpose of making inspections and repairs, or (ii) exhibiting the Premises for lease, appraisal, sale or mortgage.

10. **Prohibition against Assignment and Sublease.**

(a) Tenant shall not be permitted to sublet the premises. Tenant shall neither transfer nor assign this Lease without the prior written consent of the Landlord, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Tenant shall be allowed to transfer or assign this lease to a subsidiary, parent, or other entity related by Tenant by affiliation or merger.

(b) In the event of a permitted assignment of this Lease, Tenant shall remain fully liable and shall not be released from Tenant's obligations hereunder if any assignee or subtenant fails to fully and faithfully perform each and every of Tenant's covenants herein contained, including without limitation, the payment of monthly Rent and any Additional Rent as and when due.

11. **Environmental Condition of the Premises.**

(a) The Landlord shall hold the Tenant harmless from any existing contamination of the property, or any contamination of the leasehold caused by adjacent tenants.

(b) Tenant covenants and agrees that it shall not cause or permit any hazardous substances to be generated, used, treated, stored, released or disposed of in or about the Premises without the Landlord's prior written consent. Tenant agrees to comply with all applicable laws, rules and regulations relating to such use and storage. Tenant further covenants and agrees that, anything contained in the Lease to the contrary notwithstanding, it will indemnify the Landlord for any loss, cost, damage, liability or expense (including without limitation, reasonable attorney's fees), as well as environmental impairment damages that Landlord may incur because of Tenant's failure to comply with the provisions of this paragraph. Hazardous Substances shall mean and refer to (i) all those substances, elements, materials, compounds or wastes defined or classified as hazardous or restricted under (A) the Comprehensive Environmental Response,

Compensation, and Liability Act of 1980, as amended from time to time, the regulations promulgated thereunder and analogous state statutes and regulations, (B) the Resource Conservation and Recovery Act of 1976, as amended from time to time, the regulations promulgated thereunder and analogous state statutes and regulations, (C) the Toxic Substances Control Act, as amended from time to time, the regulations promulgated thereunder and analogous state statutes and regulations; and (ii) petroleum products, including without limitation, waste oils; and (iii) "Asbestos" as defined in 29 CFR Sec. 1910.1001 et seq. (or analogous regulations promulgated under the Occupational Safety and Health Act of 1970, as amended from time to time, and the regulations promulgated (thereunder); and (iv) "PCB's" as defined in 40 CFR Sec. 761 et seq., and "TCDD", as defined in 40 CFR Sec. 775 et seq. (or in either case analogous regulations promulgated under the Toxic Substances Control Act, as amended from time to time); and (v) any other substance, element, material or compound defined or restricted as a hazardous, toxic, radioactive or dangerous substance, material or waste by the Environmental Protection Agency or by any other ordinance, statute, law, code, or regulation of any federal, state or local governmental entity or any agency, department or other subdivision thereof, whether now or later enacted, issued or promulgated.

12. **Condition of premises.** Tenant shall accept the interior of the building on the Premises AS IS, in the condition of the Premises at the commencement of the Lease, except as provided otherwise in the Lease, excepting Tenant's work on Exhibit "B".

13. **Rules and Regulations.** Tenant shall abide by and comply with all laws, ordinances and regulations enacted by those governmental entities, whether federal, state or municipal, having jurisdiction over the property or the Premises or the activities to be conducted thereon. Tenant shall neither permit nor commit any immoral or unlawful practice or act in or upon the property or the Premises.

14. **Signs, Awnings, Canopies, Fixtures, and Alterations.** Tenant shall not make or cause to be made any alterations, additions or improvements or install or cause to be installed any exterior signs, exterior lighting, plumbing fixtures, shades or awnings or make any changes to the front of the building without first obtaining Landlord's written approval and consent. Tenant shall present to the Landlord plans and specifications for such work at the time approval is sought. All work must comply with applicable building code, zoning or other governmental requirements. Tenant will not place or permit to be placed or maintained on any exterior door wall or window of the Leased Premises any sign, awning or canopy, or advertising or other matter without first obtaining Landlord's written approval and consent which shall not be unreasonably withheld. Subject to Landlord's consent, Tenant may, at its expense, install an exterior sign, in form and design reasonably acceptable to Landlord which sign will advertise Tenant's name or type of business. Such sign shall conform to all applicable building code, zoning or other governmental requirements and shall permit advertising of the business.

15. **Tenant's property.** The Landlord agrees that all of Tenant's fixtures, coolers, refrigerators, machinery and equipment, as well as all alterations, decorations, additions or improvements which have been or will be made at the expense of Tenant and which are removable without causing material damage to the Premises, shall at all times be and remain the property of Tenant and may be removed by Tenant at any time during the term, or at the end of



the term, of the Lease. The Tenant's improvements described in Exhibit B shall remain on the Premises and be considered the property of the Landlord. However, Tenant shall repair any and all damage to the Premises due to such removal.

16. **Indemnity.** Tenant agrees to indemnify, defend and save and hold Landlord, and the Landlord's, employees, directors, officers, agents, independent contractors, attorneys, successors and assigns, harmless against any and all liabilities, losses, costs and expenses (including, without limitation, any and all attorney's fees and court costs through trial or administrative proceeding and on appeal) arising from or in any way connected with any negligent acts, omissions or neglect of Tenant, or any of Tenant's agents, licensees, representatives, successors or assigns, including but not limited to any Default (hereinafter defined in section 26), or any death, personal injury or property damage occurring in, on or about the Premises except where Landlord was negligent or commits an intentional act. In regard to any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, expenses (including attorney's fees) and liabilities which arise from the joint or concurrent negligence of Landlord and Tenant, each party shall assume responsibility in proportion to the degree of its respective fault. Landlord agrees to indemnify, defend and save and hold harmless Tenant, to the extent permitted by section 768.28, Florida Statutes, and the Tenant's employees, directors, officers, agents, independent contractors, attorneys, successor and assigns, harmless against any and all liabilities, losses, costs and expenses (including, without limitation, any and all attorney's fees and court costs through trial or administrative proceeding and on appeal) arising out of or in any way connected with any negligent acts, omissions or neglect of Landlord, or any of Landlord's agents, licensees, representatives, successors or assigns, or any death, personal injury or property damage occurring in, on or about the Premises except where Tenant was negligent or commits an intentional act. In regard to any and all claims, demands, suits, actions, proceedings, judgment, losses, damages, injuries, penalties, costs, expenses (including attorney's fees) and liabilities which arise from the joint or concurrent negligence of Tenant and Landlord, each party shall assume responsibility in proportion to the degree of its respective fault.

17. **Insurance.**

(a) Tenant shall maintain at all times during the term of this Lease, public liability insurance protecting Landlord and Tenant which includes Landlord and Tenant as a named insured, against any and all claims for injury and damage to persons or property or for the loss of life or property occurring in, on or about the land arising out of the act, negligence, omission, nonfeasance or malfeasance of Tenant, its employees, agents, contractors, customers, licensees and invitees. Such insurance shall be carried in a minimum amount of not less than One Million (\$1,000,000.00) Dollars for bodily injury or death to any one person or any number of persons in any one occurrence and not less than Five Hundred Thousand (\$500,000.00) Dollars for property damage. All such policies shall be issued by companies of recognized responsibility licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be canceled or modified unless Landlord and Tenant are given at least ninety (90) days prior written notice of such cancellation or modification. Tenant shall provide Landlord certificates showing such insurance to be in place. The Landlord shall be named as an additional

loss payee on all insurance policies. Landlord shall maintain, at all times, property damage, fire and windstorm insurance on the property.

(b) Insurance for fire and extended coverage insurance, worker's compensation, automobile insurance and other insurance prerequisites are set forth an insurance checklist provided in Exhibit "B", a copy of which is attached hereto and made a part hereof. Tenant agrees to provide insurance that satisfies the minimum requirements of the City of Hialeah, acceptable to the Risk Manager, as provided in Exhibit B and maintain such coverages at all times and provide certificates of insurance to the Landlord, including any and all renewals. If the use and occupation of the Leased Premises by the Tenant causes any increase of premium for the fire, boiler and/or casualty rates of the Leased Premises of any part thereof above the rate for the least hazardous type of occupancy legally permitted in the Leased Premises, the Tenant shall pay the additional premium of the fire, boiler and/or casualty insurance policies by reason thereof.

18. **Damage to Premises.** If the Premises shall be destroyed or damaged by fire, windstorm, civil disturbance or other casualty during the Term so that the same shall be rendered untenantable, Landlord, at Landlord's expense, shall repair or rebuild the premises within 180 days from the date the insurance proceeds are available. If the Premises are not rebuilt or repaired within such time, it shall be the option of the Tenant to terminate this Lease. If the Tenant decides not to cancel during the time period that the Premises remains untenantable, then the term of the Lease shall be extended for such time period until repairs or restoration is completed. Landlord shall not be required to complete repairs or restoration until insurance proceeds are available. During any period in which the Premises is rendered untenantable for 30 or more consecutive days, then, during any time when the Premises is so rendered untenantable, Tenant shall not be obligated to pay rent. Rent shall commence when the Landlord has made the Premises tenantable and the term of the Lease shall be extended for a period of time equal to the length of time the premises were rendered untenantable.

19. **Risk of Personal Property.** Except where damages to Tenant's personal property are caused by or due to the gross negligence or intentional acts of the Landlord, all of Tenant's personal property placed upon, or moved into, the Premises shall be at the sole risk of Tenant, and Landlord shall not be liable (i) for any damage to any such personal property, or to Tenant or any third party, arising from the bursting or leaking of water pipes or from any other act or (ii) for the negligence of any cotenant or other occupant(s) of the Premises. Tenant shall pay all taxes assessed against the personal property of Tenant, if applicable.

20. **Condemnation.** If all or any portion of the premises shall be taken except temporarily, by any condemnation or eminent domain proceedings, this Lease shall terminate on the effective date of the final judicial order of taking. Landlord shall be entitled to all awards for such taking, except that Tenant shall be entitled to make a separate claim at the expense of Tenant against the Condemning authority for moving expenses and for damages to permanent fixtures installed in the Premises and for damages to its business; provided, however, that any award made to Tenant shall be in addition to, and shall not reduce, any award which Landlord may claim in connection with such taking. Tenant shall be entitled for full compensation from the Landlord for the value of its leasehold interest.

21. **Quiet Enjoyment.** Upon payment by Tenant of the monthly Rent, if applicable, and any Additional Rent as and when due, and upon the faithful observance and performance of all of Tenant's covenants herein contained, Tenant shall peaceably and quietly hold and enjoy the premises for the Term without hindrance or interruption by Landlord, or by any other person or persons lawfully or equitably claiming by, through or under Landlord, subject, nevertheless, to all of the provisions and conditions of this Lease.

22. **Notices.** All notices or other communications made pursuant to this Lease shall be in writing and shall be deemed to have been duly given upon the delivery, by United States certified mail, return receipt requested postage prepaid, or upon hand delivery with a receipt for same addressed as follows:

**If to Tenant:**

South Florida Autism Charter Schools, Inc.  
4300 N. University Drive, Suite C-201  
Sunrise, Florida 33351

or such other address as so designated.

**If to Landlord:**

City of Hialeah  
Education and Community Services Department  
7400 West 24 Avenue, 2<sup>nd</sup> Floor  
Hialeah, Florida 33016

Copy furnished to Mayor  
501 Palm Avenue, 4th Floor  
Miami, Florida 33010

or such other address as so designated.

23. **Force Majeure.** If either party is delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, riots, insurrection, war or other reason of a similar nature, then performance of such act shall be excused for the period of delay and the period for the performance of any such act shall be extended for a period of such delay. the provisions of this section shall not operate to excuse the Tenant from the prompt payment of rent, additional rent or other payments required by the terms of this Lease.

24. **Discharge of Liens by Tenant.** Landlord shall not be subject to liability under the Florida Mechanic's Lien Law. Tenant shall strictly comply with the Florida Mechanic's Lien Law, Chapter 713, Florida Statutes. If a mechanic's claim of lien is filed against the property in connection with any work performed by or on behalf of the Tenant, Tenant shall satisfy such claim, or transfer same to security, within 10 days from the date of filing. If the Tenant fails to satisfy or transfer such claim within the 10-day period, Landlord may thereafter charge the Tenant, as additional rent, all costs incurred by the Landlord with regard to the satisfaction or transfer of such claim and further, Tenant agrees to indemnify, defend and save the landlord harmless from and against any damage or loss incurred by the Landlord resulting from such

claim. The security deposit may be used by the Landlord for the satisfaction or transfer of any mechanics' claim of lien. The section shall survive the termination of the Lease.

25. **Events of Default.** If Tenant shall (i) fail to pay to Landlord within 30 days after the same is due the monthly Rent or any Additional Rent, after written notice is given, or (ii) file a voluntary petition in bankruptcy or reorganization, or make any assignment for the benefit of creditors, or seek any similar relief under any present or future statute, law or regulation relating to relief of debtors, or (iii) be adjudicated a bankrupt or have any involuntary petition in bankruptcy filed against it, or (iv) fail to keep and perform any one or more of the covenants and conditions herein contained and continuance of such failure for 30 days after written notice thereof to Tenant, or in the event that such failure is non-monetary and cannot reasonably be cured within 30 days and Tenant is diligently pursuing curing such failure; then continuance of such failure beyond the time that it should reasonably take to cure the same with diligent effort then and in any of such events, Tenant will be deemed to be in default under this Lease. If Tenant shall be in Default, Landlord will have any and all rights and remedies which the laws of Florida confer upon a Landlord against a Tenant in breach or default of a lease including, without limitation, the right to terminate this Lease and bring a lawsuit for Monthly Rent and any Additional Rent then past due and seek all available equitable remedies, including injunction.

26. **Remedies Cumulative.** Landlord's remedies under this Lease are cumulative, and the election of any right or remedy by Landlord shall not be deemed a waiver of any other right or remedy of Landlord under this Lease or otherwise.

27. **Termination.** Neither party shall have the right to terminate this Lease without cause.

28. **Conflict of Interest Laws.** Landlord is aware of the conflict of interest laws of the Tenant, particularly City of Hialeah, Florida, Hialeah Code, Ch. 26, Art. I and II; Code of Miami-Dade County, Florida, § 2-11.1 et seq.; and the State of Florida, Chapter 112, Part III, Florida Statutes, and agrees that it shall fully comply in all respect with the terms of said laws. Tenant covenants that to the best of its knowledge no person who presently exercises any functions or responsibilities on behalf of the Landlord [City] in connection with this Agreement has any personal financial interests, direct or indirect, with Tenant. Tenant further covenants that, in the performance of this Lease, no person having such conflicting interests shall be employed or hired. Any such interests on the part of the Tenant or its employees must be disclosed in writing to the Landlord [City]. Tenant warrants that it has not knowingly employed or retained any person employed by the Landlord [City] to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person employed by the Landlord [City] any fee, commission, percentage, brokerage fee, or gift of any kind contingent upon or resulting from the award of this Agreement.

29. **Entire Agreement.** This Lease contains the complete, exclusive and entire agreement between Landlord and Tenant regarding occupation of the Premises and lease of the Premises, and supersedes any and all prior oral and written agreements between Landlord and Tenant regarding such matters. This Lease may be modified only by an agreement in writing signed by both Landlord and Tenant.

30. **Severability.** If any covenant or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such covenant or provision to persons or circumstances (other than those as to which it is held invalid or unenforceable) shall not be affected thereby, and each and every other such covenant and provision of this Lease or portion thereof shall be valid and be enforced to the fullest extent permitted by law.

31. **Benefits: Binding Effect.** This Lease shall be binding upon and inure to the benefit of the successors of Landlord and Tenant, and the assigns of Landlord and permitted assigns of Tenant, and shall be construed and enforced in accordance with the laws of the State of Florida. Venue for any litigation that may arise in connection with this Lease or the Premises shall be in Dade County, Florida. Tenant further agrees to be subject to the in personam jurisdiction of the federal or state courts located in Miami-Dade County, Florida and be amenable to service of process.

32. **No Waiver.** The failure of Landlord to insist on the performance or observance by Tenant of any one or more conditions or covenants of this Lease shall not be construed as a waiver or relinquishment of the future performance of any such covenant or condition, and Tenant's obligation with respect to such future performance shall continue in full force and effect.

33. **Gender.** The terms Landlord and Tenant as herein contained shall include the singular and/or the plural, the masculine, the feminine, and/or the neuter, the heirs, successors, executors, administrators, personal representatives and/or assigns, wherever and whenever the context so requires or admits.

34. **Captions.** The captions of the various paragraphs of this Lease have been inserted for the purposes of convenience only. Such captions are not a part of this Lease and shall not be deemed in any manner to modify, explain, enlarge or restrict any of the provisions contained in this Lease.

35. **Counterparts.** This Lease may be executed in several counterparts, all of which shall constitute one and the same Lease between Landlord and Tenant.

36. **Recording.** Tenant shall not record this Lease or any memorandum thereof without the written consent and joinder of Landlord.

37. **Attachments.** Exhibits A and B that are attached to this Lease are a part of this Lease and are incorporated by reference thereto as if fully set forth herein.

38. **Non-disturbance.** The Landlord covenants that as long as the Tenant is not in default, its rights to occupancy under the Lease will not be disturbed by the Landlord, its successors or assigns.

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Lease to be executed by the respective officials thereunto duly authorized on the days set forth below.

## LANDLORD:

City of Hialeah, Florida  
501 Palm Avenue/P.O. Box 11-0040  
Hialeah, Florida 33011-0040

Authorized signature on behalf of  
the City of Hialeah, Florida

Attest:

  
Rafael E. Granado  
City Clerk

(SEAL)

  
Mayor Julio Robaina

Date

Signed, sealed and delivered in the presence of:

Witness

Printed/Typed Name: Aimee Lloyd

Witness

Printed/Typed Name: William Grodnick

Approved for legal sufficiency and form:


  
William M. Grodnick, City Attorney

## TENANT:

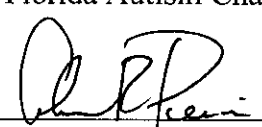
South Florida Autism Charter Schools, Inc.  
a Florida nonprofit corporation  
4300 N. University Drive, Suite C-201  
Sunrise, Florida 33351

Authorized signature on behalf of  
South Florida Autism Charter Schools, Inc.

Attest:

  
Tamara Moodle-Ramdeen  
Corporate Secretary

By:

  
Glenn R. Pierce  
President

Date

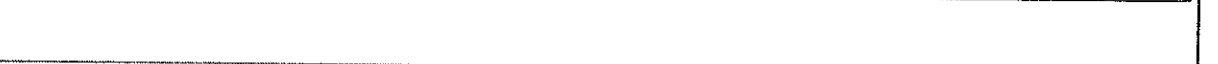
Witness

Printed/Typed Name: Linda Harrington (SEAL)

Witness

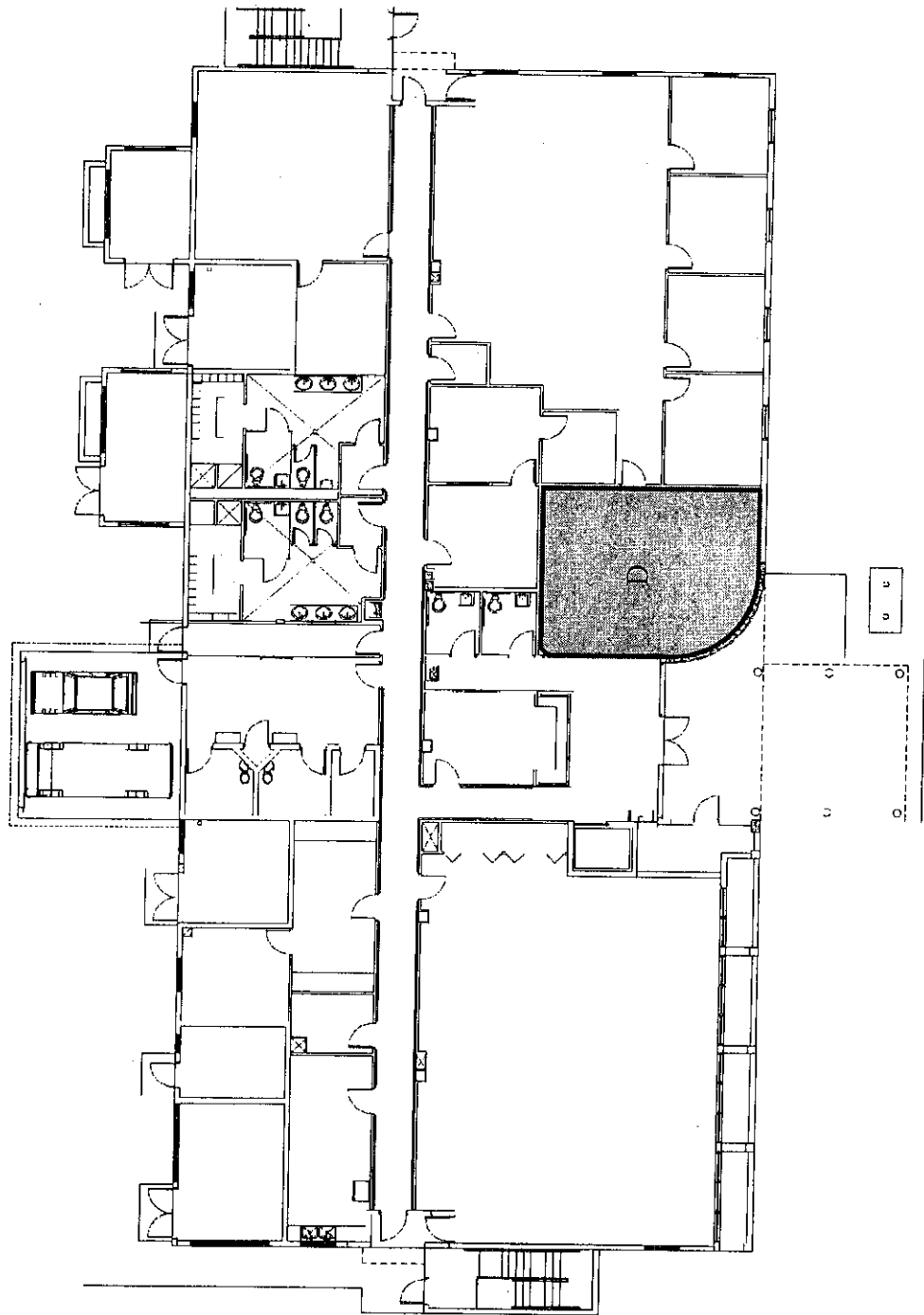
Printed/Typed Name: Marla Alpizar





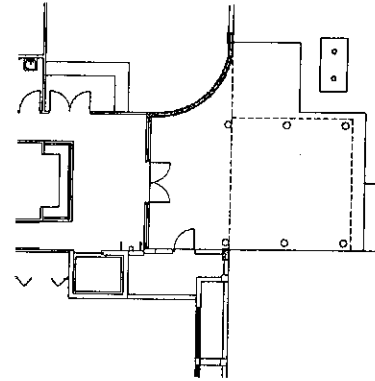
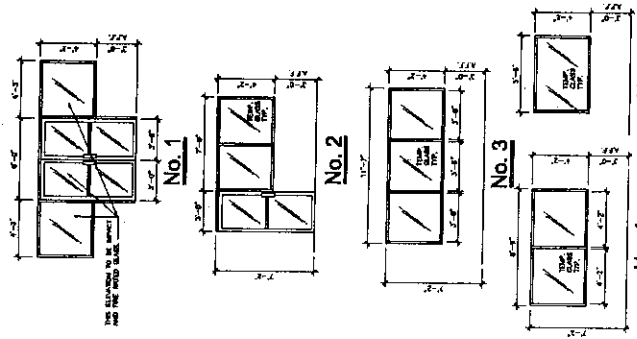




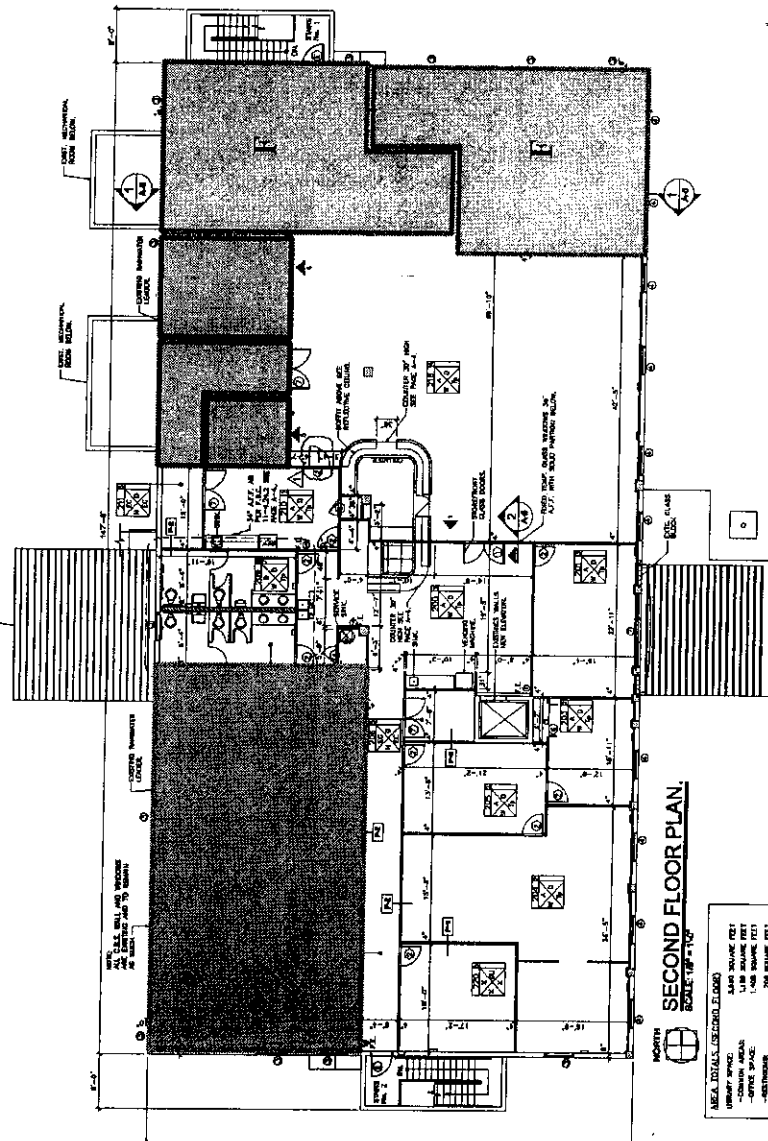




**STOREFRONT ELEVATIONS.**



**SECOND FLOOR PLAN.**



LEGEND:

=====	UNCOVERED CANTERS SEE MAIL TO REMARK
=====	MODIFIED NEW PATENTERS 2" x 4" METAL STAIRS W/ 1/2" CYCLAM BOARD ON BOTH W/ AND TO BE EXCLUDED 4" ABOVE SUSPENDED CEILING
=====	MODIFIED NEW FIVE RAISED PATENTERS SEE MAIL AND DETAIL P-2 FOR MORE INFORMATION.

### DOOR SCHEDULE

①	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
②	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
③	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
④	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
⑤	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
⑥	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
⑦	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.
⑧	2'-0" x 6'-0" x 1/2" ALUMINUM AND GLASS DOOR, SWINGING IN, 1/2" ALUMINUM DOOR THRESHOLD TYPE.

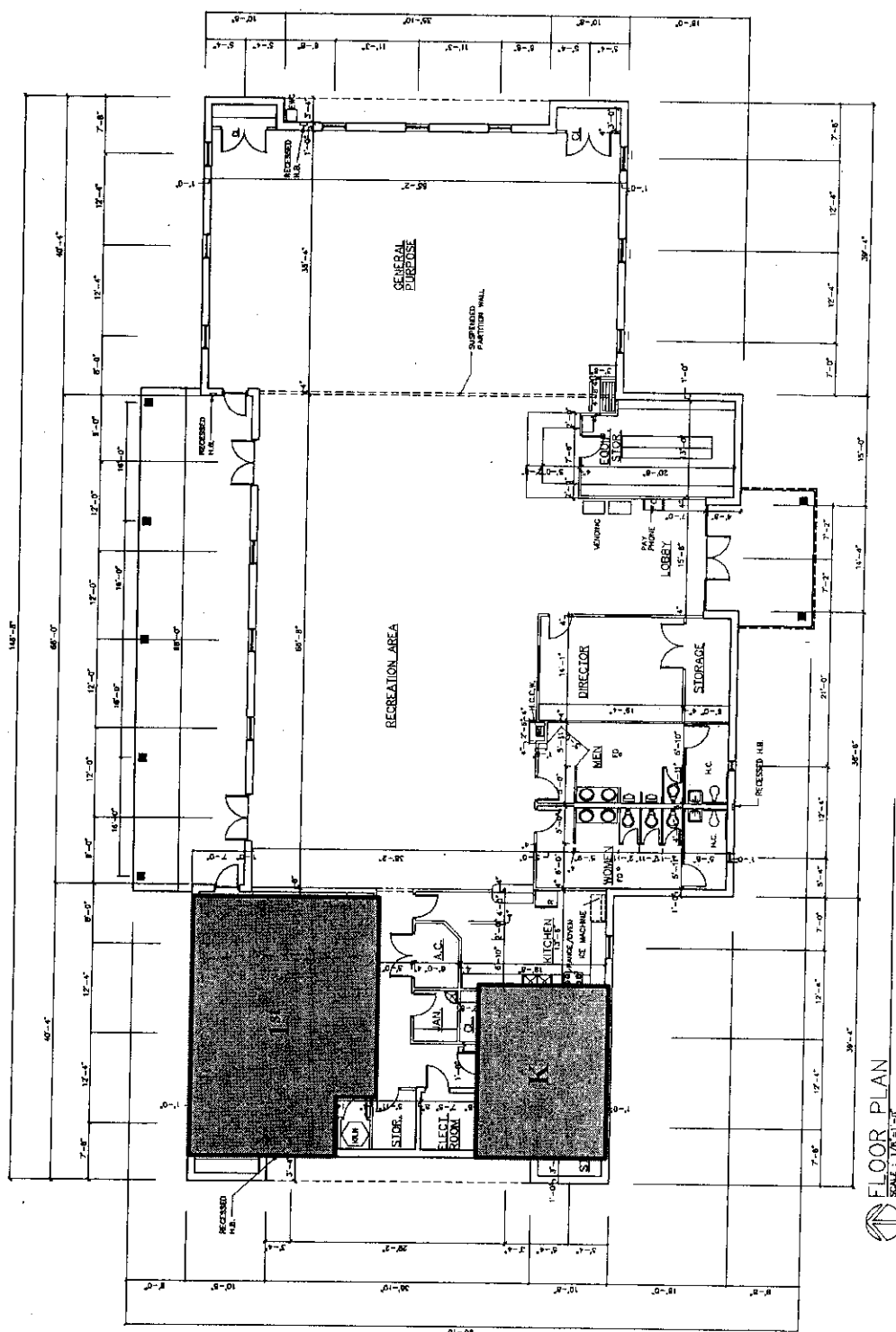
NOTE:

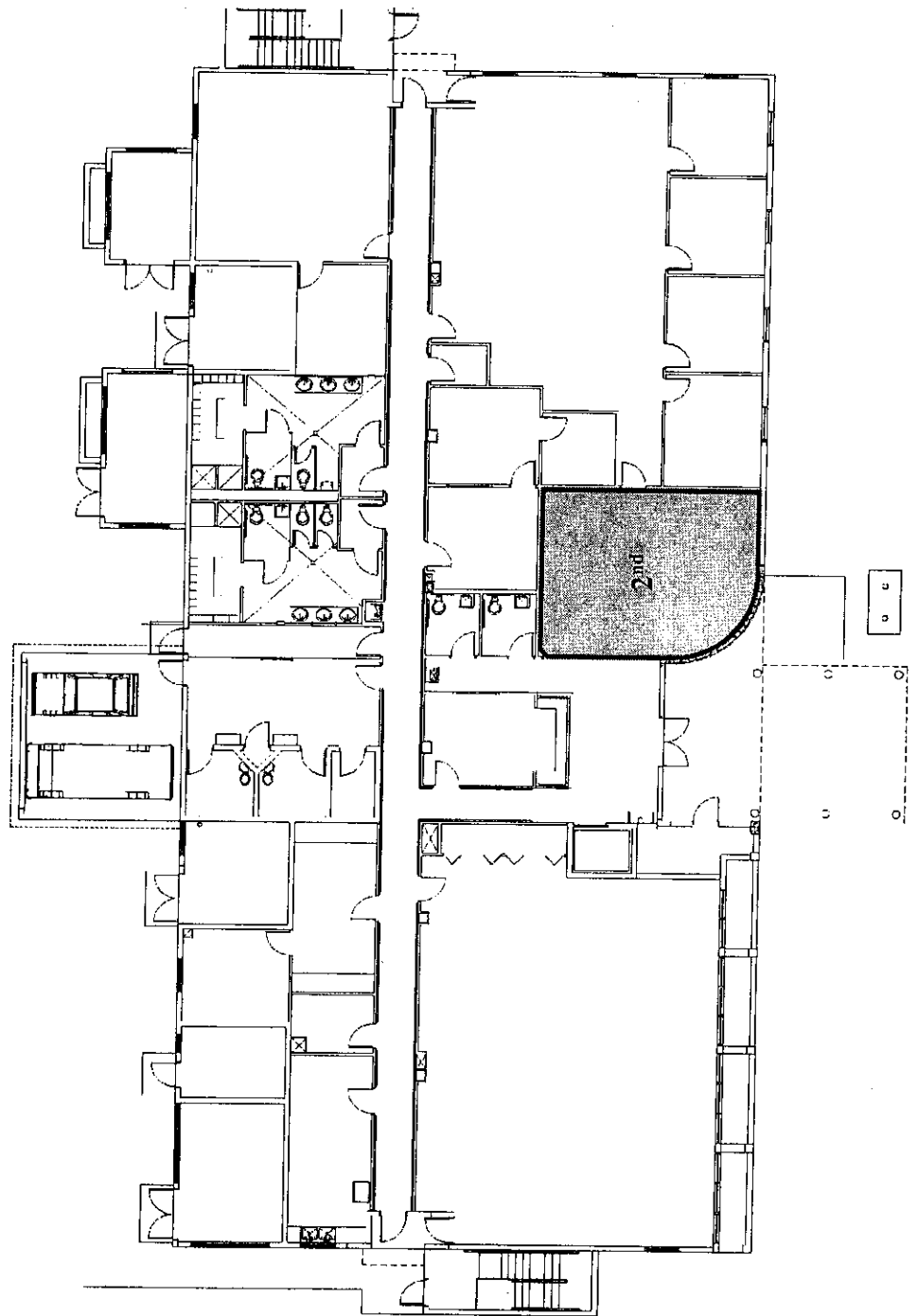
1- ROOMS FROM CORRIDOR TO ROOM NUMBERED 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, AND 27J TO BE LATCHED TO THE CORRIDOR WITH SELF-LOCKING MECHANISM.

2- CORRIDOR AT JAIL 1 AND 2 TO BE LATCHED TO THE FIVE BARRACKS.

### WATER COOLER DETAIL.

**EXISTING PARTIAL FIRST FLOOR.**







The site plan for Carl Slade Park is oriented with North at the top. The park is bounded by W. 24th Avenue to the north, W. 26th Avenue to the south, W. 76th Street to the west, and W. 74th Street to the east. The plan features three large 'SOFTBALL / BASEBALL FIELD' areas, two 'BASKETBALL COURT' areas, a 'PLAYGROUND AREA', and a 'ROLLER RINK'. There are several parking lots and building footprints throughout the park. A north arrow and a scale bar are located in the bottom right corner of the plan.



[illegible]

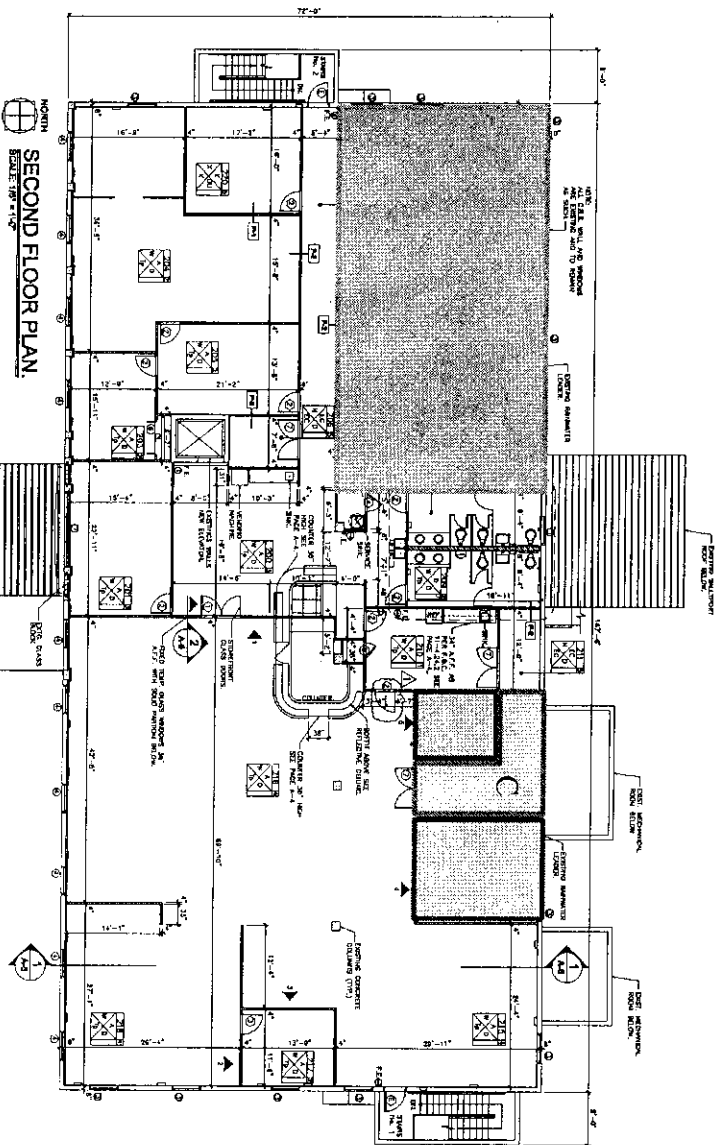
## **Composite Exhibit “3”**

The City remodeling requirements for the school are :

- Plans must meet Florida Building Code
- Plans must be approved by the Education & Community Services Dept., the Construction & Maintenance Dept, and the City of Hialeah Building Dept.
- Plans need to match the following architectural details: acoustical ceiling, windows, doors & hardware and ceramic floor tile. Provide adequate HVAC for occupancy type.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 
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**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**AREA, FINISH, SCHEDULE, ELEVATION**

AREA	FINISH	SCHEDULE	ELEVATION
UPPER FLOOR	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
DOWN FLOOR	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
STAIRS	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
WALLS	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
CEILING	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR

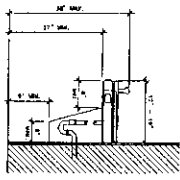
**DOOR SCHEDULE**

DOOR	FINISH	SCHEDULE	ELEVATION
1	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
2	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
3	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
4	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
5	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
6	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
7	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
8	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
9	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR
10	3/4" BOLD FLOOR	1/4" BOLD FLOOR	1/4" BOLD FLOOR

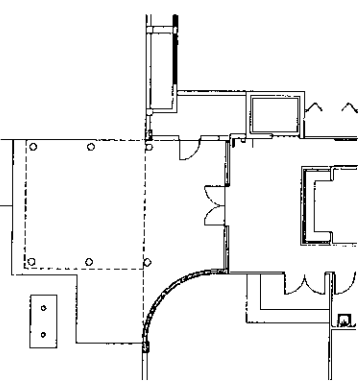
**LEGEND**

SYMBOL	DESCRIPTION
1	DOOR
2	WINDOW
3	STAIR
4	WALL
5	CEILING
6	FLOOR
7	ROOF
8	FOUNDATION
9	DRIVEWAY
10	PARKING

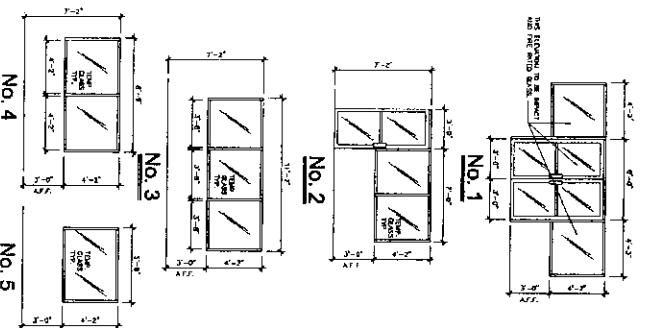
**WATER COOLER DETAIL**  
SCALE: 1/2" = 1'-0"



**EXISTING PARTIAL FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



**STOREFRONT ELEVATIONS**  
SCALE: 1/8" = 1'-0"



**FINISH SCHEDULE**

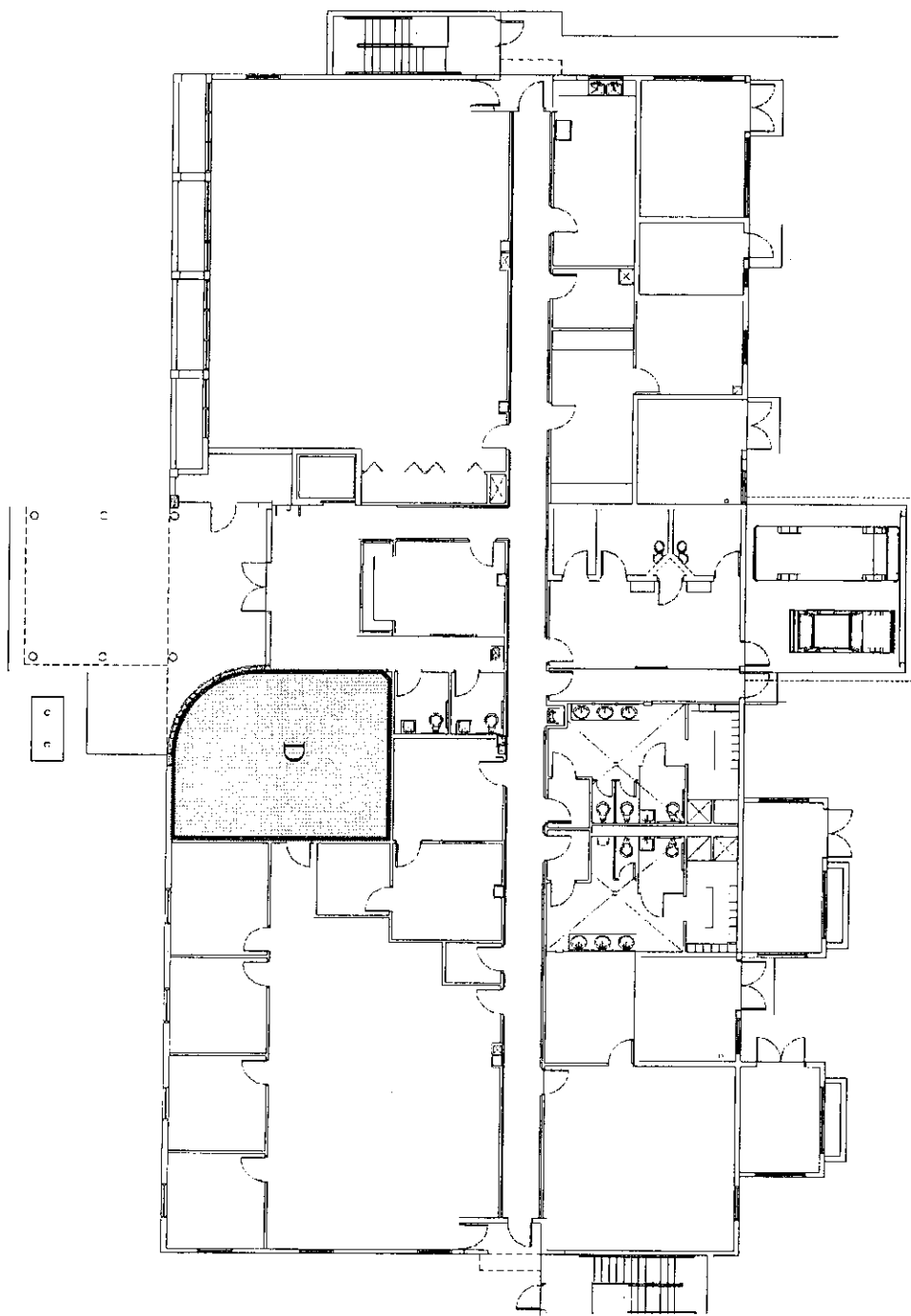
FINISH	SCHEDULE	ELEVATION
1	3/4" BOLD FLOOR	1/4" BOLD FLOOR
2	3/4" BOLD FLOOR	1/4" BOLD FLOOR
3	3/4" BOLD FLOOR	1/4" BOLD FLOOR
4	3/4" BOLD FLOOR	1/4" BOLD FLOOR
5	3/4" BOLD FLOOR	1/4" BOLD FLOOR
6	3/4" BOLD FLOOR	1/4" BOLD FLOOR
7	3/4" BOLD FLOOR	1/4" BOLD FLOOR
8	3/4" BOLD FLOOR	1/4" BOLD FLOOR
9	3/4" BOLD FLOOR	1/4" BOLD FLOOR
10	3/4" BOLD FLOOR	1/4" BOLD FLOOR

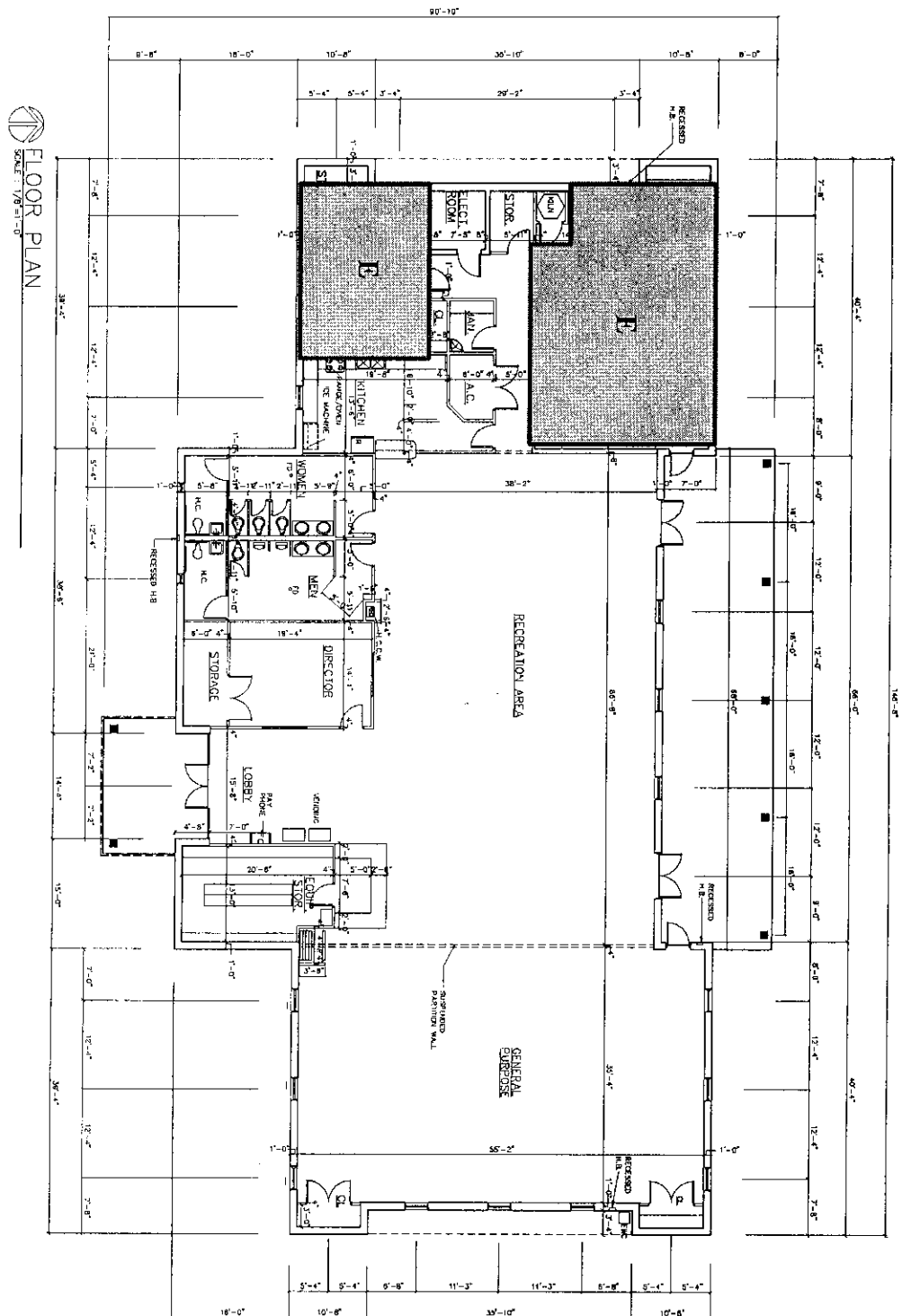
**PROPOSED PROJECT FOR**  
**WEST HIALEAH BRANCH LIBRARY**  
7400 WEST 24th AVE.  
HIALEAH, FLORIDA 33016

**CITY OF HIALEAH**  
**CONSTRUCTION & MAINTENANCE - DESIGN CENTER**  
ANGEL H. LAMBLA  
ARCHITECT  
AIR CONDITION

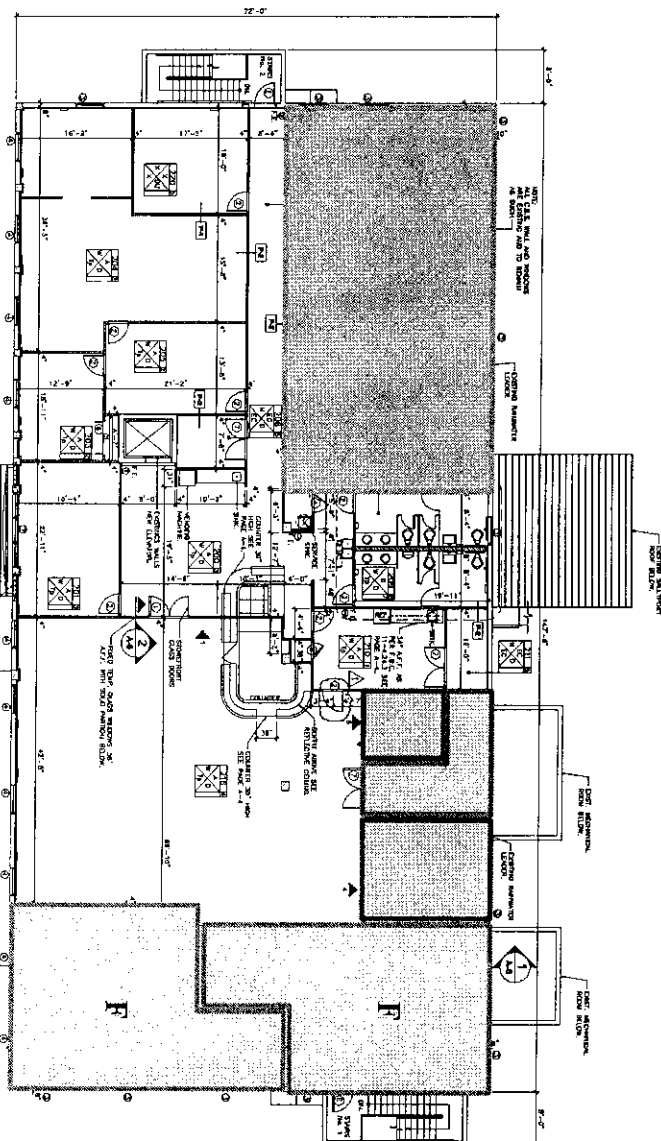
**REVISIONS**

NO.	DATE	DESCRIPTION
1	11-14-88	1.00

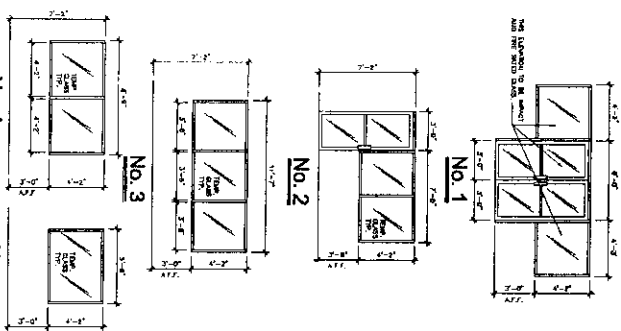








**STOREFRONT ELEVATIONS.**  
SCALE: 1/4" = 1'-0"



CEILING HEIGHTS	
1.- 8'-0" A.F.F.	4.- 9'-8" A.F.F.
2.- 8'-6" A.F.F.	5.- 15'-5" A.F.F.

**COOL FINISH SAND (250)**

**ADDITIONAL NOTE**

**A. ACCESS PLUMB** PAINTED

**B. BACK, CONCRETE** UNPAINTED

**C. CONCRETE** PAINTED

**D. CEMENT** UNPAINTED

**E. BRICK** PAINTED

**F. BRICK** UNPAINTED

**G. BRICK** UNPAINTED

**H. BRICK** UNPAINTED

**I. BRICK** UNPAINTED

**J. BRICK** UNPAINTED

**K. BRICK** UNPAINTED

**L. BRICK** UNPAINTED

**M. BRICK** UNPAINTED

**N. BRICK** UNPAINTED

**O. BRICK** UNPAINTED

**P. BRICK** UNPAINTED

**Q. BRICK** UNPAINTED

**R. BRICK** UNPAINTED

**S. BRICK** UNPAINTED

**T. BRICK** UNPAINTED

**U. BRICK** UNPAINTED

**V. BRICK** UNPAINTED

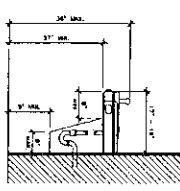
**W. BRICK** UNPAINTED

**X. BRICK** UNPAINTED

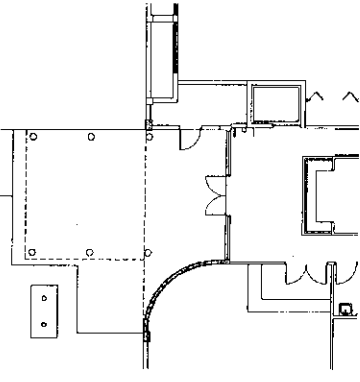
**Y. BRICK** UNPAINTED

**Z. BRICK** UNPAINTED

**WOOD BOARD (1/2" x 3/4" PAINTED)**



**WATER COOLER DETAIL.**  
**SCALE: 3/4" = 1'-0"**

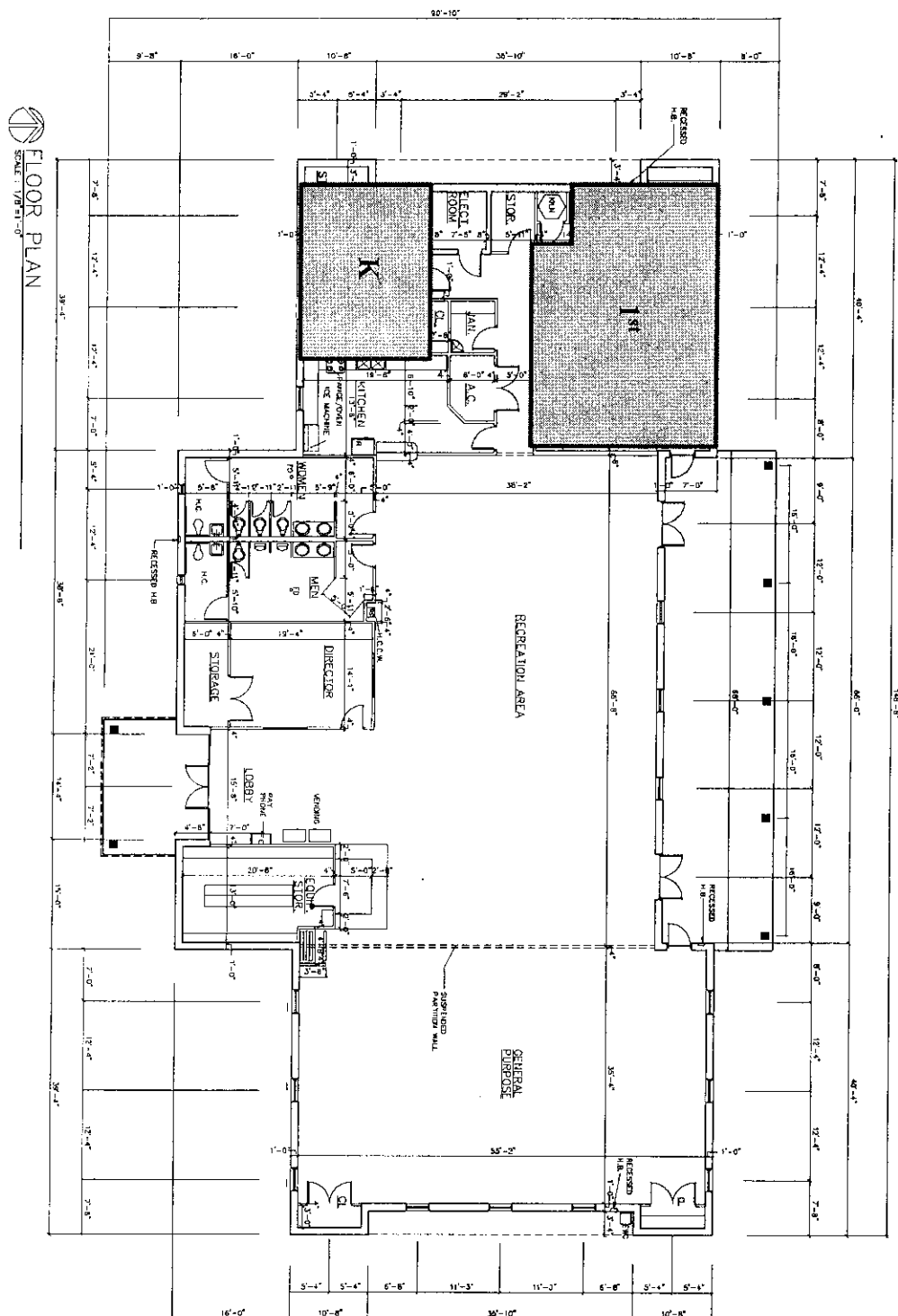


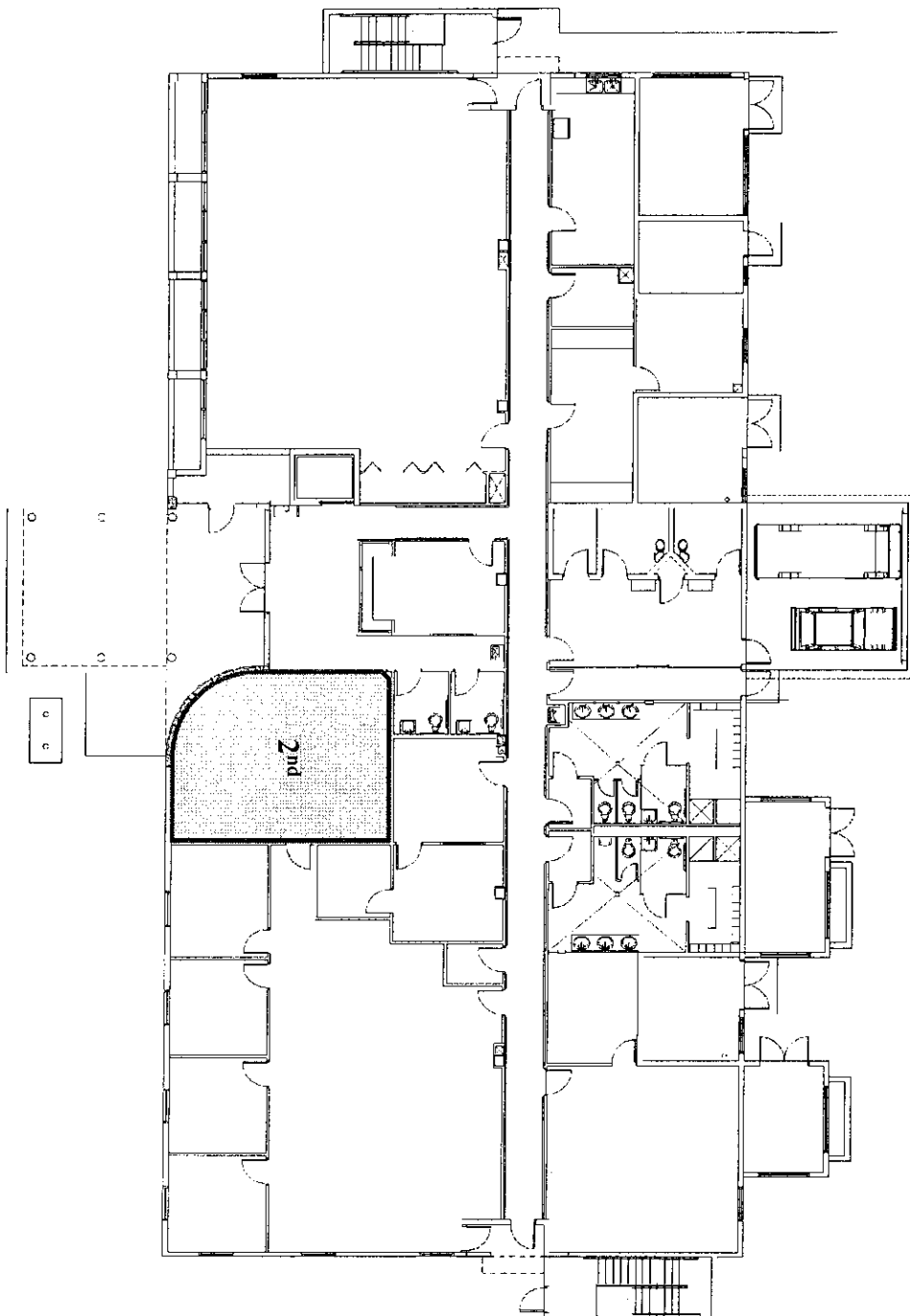
**EXISTING PARTIAL FIRST FLOOR.**

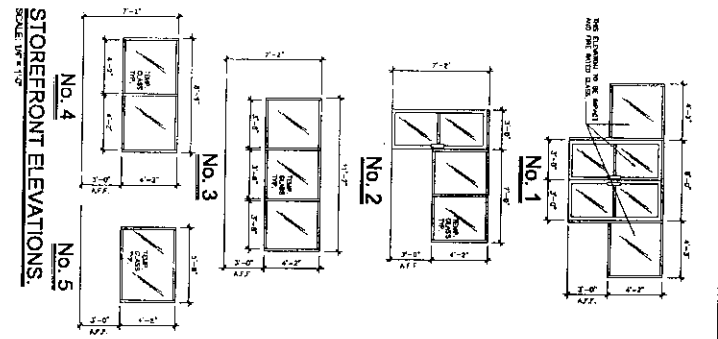
[illegible]

AREAS (TOTALS: 35 COUNTRIES)	
URBAN SPACE	2,580 SQ/MET
COMMERCIAL AREA	1,139 SQ/MET
OTHER SPACE	1,400 SQ/MET
RESTROOMS	700 SQ/MET
STREET USE	2,000 SQ/MET
TOTAL AREA	10,800 SQ/MET

Age Group	1990	1995	2000	2005
18-24	15%	13%	11%	10%
25-34	15%	18%	21%	25%
35-44	15%	18%	21%	25%
45-54	15%	18%	21%	25%
55-64	15%	18%	21%	25%
65+	15%	18%	21%	25%







SECOND FLOOR PLAN.

APRIL 2001 SALES (ESTIMATED \$100,000)	
LIQUOR SERVICE:	5,500 SQUARE FEET
- DYNAMIC AREAS:	1,100 SQUARE FEET
- OFFICE SPACE:	1,100 SQUARE FEET
- RESTROOMS:	700 SQUARE FEET
PLUMBING USE:	2,000 SQUARE FEET
TOTAL AREA:	10,600 SQUARE FEET

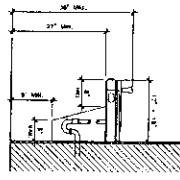
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**LEGEND:**

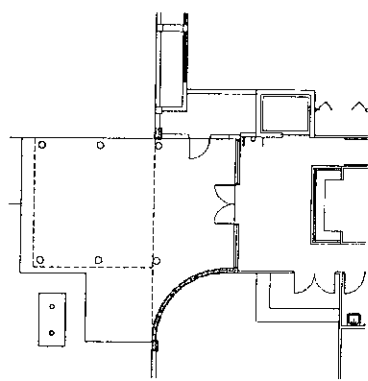
===== INDICATES EXISTING CLASS, NULL TO REMOVE.

===== INDICATES NEW MEMBERSHIP, 2" x 4" ONLY, WITH 1/2" O.C. WITH 1/2" GOSLAP BOARD ON BOTH SIDES AND TO BE EXCLUDED 4" ABOVE SUPPORTED CEILING.

===== INDICATES NEW FIRST FLOOR MEMBERSHIP SET, FLOOR A-3-DIVISION, P-2-TEN MORE INFORMATION.



**WATER COOLER DETAIL.**  
**SCALE 3/4" = 1'-0"**



**EXISTING PARTIAL FIRST FLOOR.**

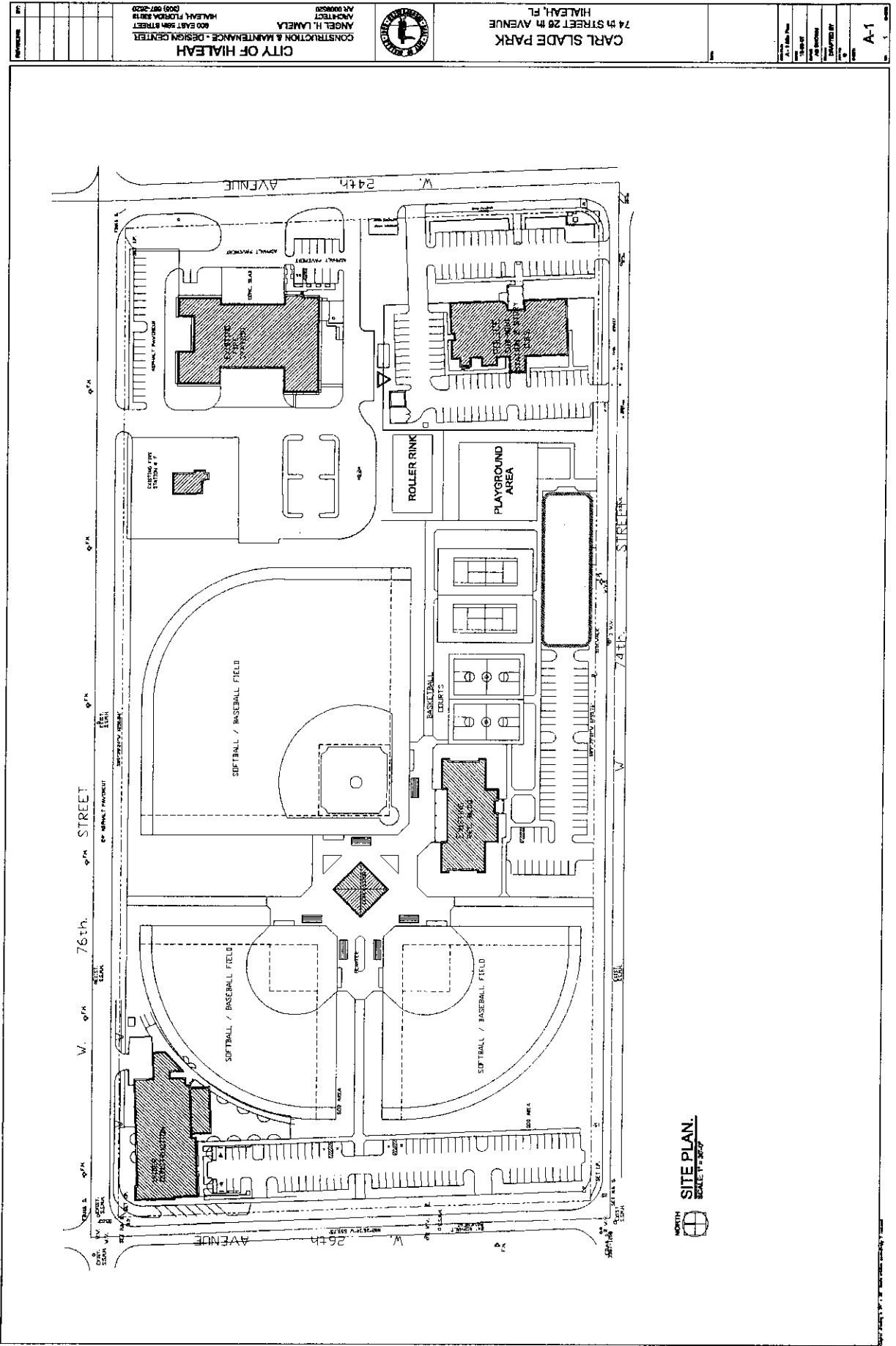
[illegible]

1	A	ACROBATIC	11E
2	B	ADULT	11E
3	C	ADULT	11E
4	D	ADULT	11E
5	E	ADULT	11E
6	F	ADULT	11E
7	G	ADULT	11E
8	H	ADULT	11E
9	I	ADULT	11E
10	J	ADULT	11E
11	K	ADULT	11E
12	L	ADULT	11E
13	M	ADULT	11E
14	N	ADULT	11E
15	O	ADULT	11E
16	P	ADULT	11E
17	Q	ADULT	11E
18	R	ADULT	11E
19	S	ADULT	11E
20	T	ADULT	11E
21	U	ADULT	11E
22	V	ADULT	11E
23	W	ADULT	11E
24	X	ADULT	11E
25	Y	ADULT	11E
26	Z	ADULT	11E
27	AA	ADULT	11E
28	AB	ADULT	11E
29	AC	ADULT	11E
30	AD	ADULT	11E
31	AE	ADULT	11E
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34	AH	ADULT	11E
35	AI	ADULT	11E
36	AJ	ADULT	11E
37	AK	ADULT	11E
38	AL	ADULT	11E
39	AM	ADULT	11E
40	AN	ADULT	11E
41	AO	ADULT	11E
42	AP	ADULT	11E
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60	BH	ADULT	11E
61	BI	ADULT	11E
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63	BK	ADULT	11E
64	BL	ADULT	11E
65	BM	ADULT	11E
66	BN	ADULT	11E
67	BO	ADULT	11E
68	BP	ADULT	11E
69	BQ	ADULT	11E
70	BR	ADULT	11E
71	BS	ADULT	11E
72	BT	ADULT	11E
73	BU	ADULT	11E
74	BV	ADULT	11E
75	BW	ADULT	11E
76	BX	ADULT	11E
77	BY	ADULT	11E
78	BZ	ADULT	11E
79	CA	ADULT	11E
80	CB	ADULT	11E
81	CC	ADULT	11E
82	CD	ADULT	11E
83	CE	ADULT	11E
84	CF	ADULT	11E
85	CG	ADULT	11E
86	CH	ADULT	11E
87	CI	ADULT	11E
88	CJ	ADULT	11E
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90	CL	ADULT	11E
91	CM	ADULT	11E
92	CN	ADULT	11E
93	CO	ADULT	11E
94	CP	ADULT	11E
95	CQ	ADULT	11E
96	CR	ADULT	11E
97	CS	ADULT	11E
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114	DJ	ADULT	11E
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116	DL	ADULT	11E
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118	DN	ADULT	11E
119	DO	ADULT	11E
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140	EJ	ADULT	11E
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143	EM	ADULT	11E
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147	EQ	ADULT	11E
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157	FA	ADULT	11E
158	FB	ADULT	11E
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190	GH	ADULT	11E
191	GI	ADULT	11E
192	GJ	ADULT	11E
193	GK	ADULT	11E
194	GL	ADULT	11E
195	GM	ADULT	11E
196	GN	ADULT	11E
197	GO	ADULT	11E
198	GP	ADULT	11E
199	GQ	ADULT	11E
200	GR	ADULT	11E
201	GS	ADULT	11E
202	GT	ADULT	11E
203	GU	ADULT	11E
204	GV	ADULT	11E
205	GW	ADULT	11E
206	GX	ADULT	11E
207	GY	ADULT	11E
208	GZ	ADULT	11E
209	HA	ADULT	11E
210	HB	ADULT	11E
211	HC	ADULT	11E
212	HD	ADULT	11E
213	HE	ADULT	11E
214	HF	ADULT	11E
215	HG	ADULT	11E
216	HH	ADULT	11E
217	HI	ADULT	11E
218	HJ	ADULT	11E
219	HK	ADULT	11E
220	HL	ADULT	11E
221	HM	ADULT	11E
222	HN	ADULT	11E
223	HO	ADULT	11E
224	HP	ADULT	11E
225	HQ	ADULT	11E
226	HR	ADULT	11E
227	HS	ADULT	11E
228	HT	ADULT	11E
229	HU	ADULT	11E
230	HV	ADULT	11E
231	HW	ADULT	11E
232	HX	ADULT	11E
233	HY	ADULT	11E
234	HZ	ADULT	11E
235	IA	ADULT	11E
236	IB	ADULT	11E
237	IC	ADULT	11E
238	ID	ADULT	11E
239	IE	ADULT	11E
240	IF	ADULT	11E
241	IG	ADULT	11E
242	IH	ADULT	11E
243	II	ADULT	11E
244	IJ	ADULT	11E
245	IK	ADULT	11E
246	IL	ADULT	11E
247	IM	ADULT	11E
248	IN	ADULT	11E
249	IO	ADULT	11E
250	IP	ADULT	11E
251	IQ	ADULT	11E
252	IR	ADULT	11E
253	IS	ADULT	11E
254	IT	ADULT	11E
255	IU	ADULT	11E
256	IV	ADULT	11E
257	IW	ADULT	11E
258	IX	ADULT	11E
259	IY	ADULT	11E
260	IZ	ADULT	11E
261	JA	ADULT	11E
262	JB	ADULT	11E
263	JC	ADULT	11E
264	JD	ADULT	11E
265	JE	ADULT	11E
266	JF	ADULT	11E
267	JG	ADULT	11E
268	JH	ADULT	11E
269	JI	ADULT	11E
270	JJ	ADULT	11E
271	JK	ADULT	11E
272	JL	ADULT	11E
273	JM	ADULT	11E
274	JN	ADULT	11E
275	JO	ADULT	11E
276	JP	ADULT	11E
277	JQ	ADULT	11E
278	JR	ADULT	11E
279	JS	ADULT	11E
280	JT	ADULT	11E
281	JU	ADULT	11E
282	JV	ADULT	11E
283	JW	ADULT	11E
284	JX	ADULT	11E
285	JY	ADULT	11E
286	JZ	ADULT	11E
287	KA	ADULT	11E
288	KB	ADULT	11E
289	KC	ADULT	11E
290	KD	ADULT	11E
291	KE	ADULT	11E
292	KF	ADULT	11E
293	KG	ADULT	11E
294	KH	ADULT	11E
295	KI	ADULT	11E
296	KJ	ADULT	11E
297	KK	ADULT	11E
298	KL	ADULT	11E
299	KM	ADULT	11E
300	KN	ADULT	11E
301	KO	ADULT	11E
302	KP	ADULT	11E
303	KQ	ADULT	11E
304	KR	ADULT	11E
305	KS	ADULT	11E
306	KT	ADULT	11E
307	KU	ADULT	11E
308	KV	ADULT	11E
309	KW	ADULT	11E
310	KX	ADULT	11E
311	KY	ADULT	11E
312	KZ	ADULT	11E
313	LA	ADULT	11E
314	LB	ADULT	11E
315	LC	ADULT	11E
316	LD	ADULT	11E
317	LE	ADULT	11E
318	LF	ADULT	11E
319	LG	ADULT	11E
320	LH	ADULT	11E
321	LI	ADULT	11E
322	LJ	ADULT	11E
323	LK	ADULT	11E
324	LL	ADULT	11E
325	LM	ADULT	11E
326	LN	ADULT	11E
327	LO	ADULT	11E
328	LP	ADULT	11E
329	LQ	ADULT	11E
330	LR	ADULT	11E
331	LS	ADULT	11E
332	LT	ADULT	11E
333	LU	ADULT	11E
334	LV	ADULT	11E
335	LW	ADULT	11E
336	LX	ADULT	11E
337	LY	ADULT	11E
338	LZ	ADULT	11E
339	MA	ADULT	11E
340	MB	ADULT	11E
341	MC	ADULT	11E
342	MD	ADULT	11E
343	ME	ADULT	11E
344	MF	ADULT	11E
345	MG	ADULT	11E
346	MH	ADULT	11E
347	MI	ADULT	11E
348	MJ	ADULT	11E
349	MK	ADULT	11E
350	ML	ADULT	11E
351	MM	ADULT	11E
352	MN	ADULT	11E
353	MO	ADULT	11E
354	MP	ADULT	11E
355	MQ	ADULT	11E
356	MR	ADULT	11E
357	MS	ADULT	11E
358	MT	ADULT	11E
359	MU	ADULT	11E
360	MV	ADULT	11E
361	MW	ADULT	11E
362	MX	ADULT	11E
363	MY	ADULT	11E
364	MZ	ADULT	11E
365	NA	ADULT	11E
366	NB	ADULT	11E
367	NC	ADULT	11E
368	ND	ADULT	11E
369	NE	ADULT	11E
370	NF	ADULT	11E
371	NG	ADULT	11E
372	NH	ADULT	11E
373	NI	ADULT	11E
374	NJ	ADULT	11E
375	NK	ADULT	11E
376	NL	ADULT	11E
377	NM	ADULT	11E
378	NN	ADULT	11E
379	NO	ADULT	11E
3			

CALLING RECORDS			GENERAL NOTES
1	2	3	
1. 8-50 A.M.	4. 5-40 A.M.	5. 12-40 A.M.	
2. 8-50 A.M.	6. 5-40 A.M.	7. 12-40 A.M.	
3. 8-50 A.M.	8. 5-40 A.M.	9. 12-40 A.M.	

[illegible]

# Staff Parking



The City remodeling requirements for the school are :

- Plans must meet Florida Building Code
- Plans must be approved by the Education & Community Services Dept., the Construction & Maintenance Dept, and the City of Hialeah Building Dept.
- Plans need to match the following architectural details: acoustical ceiling, windows, doors & hardware and ceramic floor tile. Provide adequate HVAC for occupancy type.